

REAL ESTATE CONTRACT
CR 111 Right of Way—Parcel 35

THIS REAL ESTATE CONTRACT ("Contract") is made by LA MIRAJ, LTD (referred to in this Contract as "Seller") and WILLIAMSON COUNTY, TEXAS (referred to in this Contract as "Purchaser"), upon the terms and conditions set forth in this Contract.

ARTICLE I
PURCHASE AND SALE

By this Contract, Seller sells and agrees to convey, and Purchaser purchases and agrees to pay for, the tract(s) of land described as follows:

All of that certain 1.044 acre (45,469 Sq. Ft.) tract of land in the J. McQueen Survey, Abstract No. 426, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 35**); and

Drainage Easement interest in and across all of that certain 0.040 acre (1,754 Sq. Ft.) tract of land in the J. McQueen Survey, Abstract No. 426, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "B", attached hereto and incorporated herein (**Parcel 35DE**)

together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the "Property"), and any improvements situated on and attached to the Property described in Exhibits "A-B" not otherwise agreed herein to be retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

ARTICLE II
PURCHASE PRICE

Purchase Price

2.01. The Purchase Price for the Property interests described in Exhibits "A-B", any improvements on the Property, and any damage to and/or cost to cure for the remaining property of Seller shall be the sum of THIRTY SIX THOUSAND FIVE HUNDRED THIRTY and 00/100 Dollars (\$36,530.00).

Payment of Purchase Price

2.02. The Purchase Price shall be payable in cash at the Closing.

**ARTICLE III
PURCHASER'S OBLIGATIONS**

Conditions to Purchaser's Obligations

3.01. The obligations of Purchaser hereunder to consummate the transactions contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by Purchaser at or prior to the Closing).

Miscellaneous Conditions

3.02. Seller shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by Seller prior to or as of the closing.

**ARTICLE IV
REPRESENTATIONS AND WARRANTIES
OF SELLER**

Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser also as of the Closing Date, to the best of Seller's current actual knowledge:

- (1) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than as previously disclosed to Purchaser;
- (2) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof;

The Property herein is being conveyed to Purchaser under threat of condemnation.

ARTICLE V
CLOSING
Closing Date

5.01. The Closing shall be held at the office of Georgetown Title Company on or before December 31st, 2016, or at such time, date, and place as Seller and Purchaser may agree upon, or within 10 days after the completion of any title curative matters if necessary for items as shown on the Title Commitment or in the contract (which date is herein referred to as the "Closing Date").

Seller's Obligations at Closing

5.02. At the Closing Seller shall:

(1) Deliver to Purchaser a duly executed and acknowledged Deed conveying good and indefeasible title to Williamson County, Texas in fee simple to all of the Property described in Exhibit "A", and deliver to Purchaser a duly executed and acknowledged Drainage Easement conveying such interest in and across all of the Property described in Exhibit "B", both free and clear of any and all liens and restrictions, except for the following:

- (a) General real estate taxes for the year of closing and subsequent years not yet due and payable;
- (b) Any exceptions approved by Purchaser pursuant to Article III hereof; and
- (c) Any exceptions approved by Purchaser in writing.

The Deed shall be in the form as shown in Exhibit "C" attached hereto and incorporated herein. The Drainage Easement shall be in the form as shown in Exhibit "D" attached hereto and incorporated herein.

(2) Deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, issued by Title Company, in Grantee's favor in the full amount of the Purchase Price, insuring Purchaser's contracted interests in and to the Property subject only to those title exceptions listed herein, such other exceptions as may be approved in writing by Purchaser, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy, provided, however:

- (a) The boundary and survey exceptions shall be deleted;
- (b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable; and
- (c) The exception as to the lien for taxes shall be limited to the year of Closing and shall be endorsed "Not Yet Due and Payable".

- (d) Deliver to Purchaser possession of the Property if not previously done.

Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

- (a) Pay the cash portion of the Purchase Price.

Prorations

5.04. General real estate taxes for the then current year relating to the Property shall be prorated as of the Closing Date and shall be adjusted in cash at the closing. If the Closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation. Agricultural roll-back taxes, if any, shall be paid by Purchaser.

Closing Costs

5.05. All costs and expenses of closing in consummating the sale and purchase of the Property shall be borne and paid as follows:

- (1) Owner's Title Policy and survey to be paid by Purchaser.
- (2) Deed, tax certificates, and title curative matters, if any, paid by Purchaser.
- (3) All other closing costs shall be paid by Purchaser.
- (4) Attorney's fees paid by each respectively.

**ARTICLE VI
BREACH BY SELLER**

In the event Seller shall fail to fully and timely perform any of its obligations hereunder or shall fail to consummate the sale of the Property for any reason, except Purchaser's default, Purchaser may: (1) enforce specific performance of this Contract; or (2) request that the Escrow Deposit, if any, shall be forthwith returned by the title company to Purchaser.

ARTICLE VII BREACH BY PURCHASER

In the event Purchaser should fail to consummate the purchase of the Property, the conditions to Purchaser's obligations set forth in Article III having been satisfied and Purchaser being in default and Seller not being in default hereunder, Seller shall have the right to receive the Escrow Deposit, if any, from the title company, the sum being agreed on as liquidated damages for the failure of Purchaser to perform the duties, liabilities, and obligations imposed upon it by the terms and provisions of this Contract, and Seller agrees to accept and take this cash payment as its total damages and relief and as Seller's sole remedy hereunder in such event. If no Escrow Deposit has been made then Seller shall receive the amount of \$500 as liquidated damages for any failure by Purchaser.

ARTICLE VIII MISCELLANEOUS

Notice

8.01. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Purchaser, as the case may be, at the address set forth opposite the signature of the party.

Texas Law to Apply

8.02. This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

Parties Bound

8.03. This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Contract.

Legal Construction

8.04. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

Prior Agreements Superseded

8.05. This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Time of Essence

8.06. Time is of the essence in this Contract.

Gender

8.07. Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

Memorandum of Contract

8.08. Upon request of either party, the parties shall promptly execute a memorandum of this Contract suitable for filing of record.

Compliance

8.09 In accordance with the requirements of Section 20 of the Texas Real Estate License Act, Purchaser is hereby advised that it should be furnished with or obtain a policy of title insurance or Purchaser should have the abstract covering the Property examined by an attorney of Purchaser's own selection.

Effective Date

8.10 This Contract shall be effective as of the date it is approved by Williamson County, Texas which date is indicated beneath the County Judge's signature below.

Counterparts

8.11 This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile or electronic mail may be considered effective as originals for purposes of this Contract.

[signature page follows]

SELLER:

LA MIRAJ, LTD

By: Ritmar, Inc.,
Its General Partner

By: Raj. Malkani

Name: Raja Malkani

Its: President

Date: 11/20/2016

Address: 7904 Brightman Ln.
Austin, TX 78733

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: _____
Dan A. Gattis
County Judge

Address: 710 Main Street, Suite 101
Georgetown, Texas 78626

Date: _____

EXHIBIT A

County: Williamson
Parcel: 35
Highway: County Road 111 (Westinghouse Road)

PROPERTY DESCRIPTION FOR PARCEL 35

BEING 1.044 of an acre (45,468 Square Feet) of land, situated in the J. McQueen Survey, Abstract No. 426, in Williamson County, Texas, said land being a portion of that certain tract of land, called 52.44 acres, as conveyed to La Miraj, Ltd., by deed as recorded in Volume 2055, Page 142, of the Official Records of Williamson County, Texas. Surveyed on the ground in the month of June, 2015, under the supervision of Patrick J. Stevens, Registered Professional Land Surveyor, and being more particularly described as follows;

BEGINNING at an iron pin found (Surface Coordinates determined as N=10197793.06, E=3155773.14) on the north line of County Road No. 105 on the east line of the above-referenced 52.44 acre La Miraj, Ltd., tract, marking the Northeast corner of that certain tract of land, called Part 2, 0.325 of an acre, as described in a Judgement to the State of Texas of record as Document No. 2005079899 of the Official Public Records of Williamson County, Texas, being the most westerly Northwest corner of that certain tract of land, called 3.744 acres, as described in a Judgement to the State of Texas of record as Document No. 2005006255 of the Official Public Records of Williamson County, Texas, for the most easterly Southeast corner hereof, from which a ½-inch iron rebar found for the Northwest corner of that certain tract of land, called 10 acres save and except 3.744 acres conveyed to Betty Jo Will by deed recorded as Document No. 2008040666 of the Official Public Record of Williamson County, Texas, bears N 21°36'45" W, 984.50 feet;

THENCE, along the said north line of County Road No. 105, S 68°42'45" W, 292.96 feet to a calculated point for the Northwest corner of the said Part 2, 0.325 of an acre, State of Texas tract; S 21°17'15" E, 49.06 feet to a calculated point for the Southwest corner of the said Part 2, 0.325 of an acre, State of Texas tract, being on the south line of the said 52.44 acre La Miraj, Ltd., tract and S 68°23'30" W, 528.88 feet to a calculated point for the Southwest corner of the said 52.44 acre LaMiraj, Ltd., tract, being the Southeast corner of that certain tract of land, called 15.00 acres, as conveyed to Russell J. Salisbury and wife, Raquel M. Salisbury, by deed as recorded in Volume 1988, Page 496, of the Official Public Records of Williamson County, Texas, for the Southwest corner hereof;

THENCE, along the west line of the said 52.44 acre La Miraj, Ltd., tract, being the east line of the said 15.00 acre Salisbury tract, N 21°19'00" W, 77.48 feet to an iron pin set 68.00 feet left of Engineers Centerline Station 196+63.23 for the Northwest corner hereof;

THENCE, N 68°52'30" E, 473.65 feet to an iron pin set 68.00 feet left of Engineers Centerline Station 201+36.88 at the beginning of a curve to the Right (Radius = 5,068.00 feet, Delta = 2°00'00", Long Chord bears N 69°52'30" E, 176.90 feet);

THENCE, along the said curve for an arc distance of 176.91 feet to an iron pin set 68.00 feet left of Engineers Centerline Station 203+11.41;

THENCE, N 70°52'30" E, 171.41 feet to an iron pin set 68.00 feet left of Engineers Centerline Station 204+82.82;

THENCE, S 21°36'45" E, 14.05 feet to the Place of **BEGINNING** and containing 1.044 acres of land.

Note: Basis of Bearing GPS Observation Texas Central State Plane

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, Patrick J. Stevens, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described herein and is correct, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 4 day of October, 2016, A.D.



Patrick J. Stevens
Registered Professional Land Surveyor, No. 5784
State of Texas



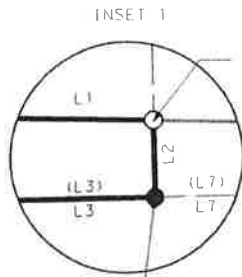
Project No. 22009-35

P:\22000-22999\22009 Wilco CR111 Route Study\Parcel Descriptions\Legal Description for Parcel 35.docx

PLAT TO ACCOMPANY PARCEL DESCRIPTION

J. M. MOORE
ABSTRACT No. 426

15.00 AC
RUSSELL J.
SALISBURY &
WIFE RAQUEL
M. SALISBURY
1988/496



STA. 204+82.82
O/S 68.00' LT

52.44 AC
LA MIRAJ, LTD.
2055/142

10 AC SAVE AND
EXCEPT 3.744 AC
BETTY JO WILL
2008040666

JUDGEMENT
3.744 AC
STATE OF TEXAS
2005006255

JUDGEMENT
0.325 AC
PART 2
STATE OF TEXAS
2005079899

45,468 SF
1.044 AC

STA. 201+36.88
O/S 68.00' LT

STA. 203+11.41
O/S 68.00' LT

PROPOSED
DRAINAGE
EASEMENT

PROPOSED ROW

N 68° 52' 30" E 450.05'

N 68° 52' 30" E 473.65'

N 70° 52' 30" E
274.91'

STA. 196+63.23
O/S 68.00' LT

(L5)

CR 105

62

75

76

77

78

85

86

87

88

HEATHER COVE

FEN COVE

BELL MEADOWS
SECTION TWO
Q/10

N

0 50 100 150 200
SCALE IN FEET

PAGE 1 OF 2

STEGER BIZZELL

PARCEL PLAT SHOWING PROPERTY OF:

LA MIRAJ, LTD.



WILLIAMSON
COUNTY

1845

SCALE:
1"=200'

PARCEL:
35

PROJECT:
CR 111

COUNTY:
WILLIAMSON

1078 S. AUSTIN AVENUE
312.310.3412
GEORGETOWN, TX 78626
STEGERBIZZELL.COM
PLANNERS SURVEYORS

LEGEND

- TYPE I CONCRETE MONUMENT FOUND
 ■ TYPE II MONUMENT FOUND
 ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
 ○ 1/2" IRON REBAR SET W/ CAP STAMPED "RPLS 5784"
 ● 1/2" IRON ROD FOUND UNLESS NOTED
 △ CALCULATED POINT
 ⊕ NAIL FOUND
 ⊔ CENTER LINE
 () RECORD INFORMATION
 P.O.R. POINT OF REFERENCE
 P.O.B. POINT OF BEGINNING
 — LINE BREAK

CODE	BEARING	DISTANCE
L1	N 70°52'30" E	171.41'
L2	S 21°36'45" E	14.05'
L3	S 68°42'45" W	292.96'
(L3)	N 68°42'48" E	292.96'
L4	S 21°17'15" E	49.06'
(L4)	N 21°17'13" W	49.06'
L5	S 68°23'30" W	528.88'
(L5)	S 68°23'31" W	528.88'
L6	N 21°19'00" W	77.48'
L7	N 68°42'45" E	274.84'
(L7)	N 68°42'48" E	274.84'

CODE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA
C1	5,068.00'	176.91'	N 69°52'30" E	176.90'	2°00'00"

NOTES:

ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00013.

THIS TRACT SUBJECT TO THE FOLLOWING EASEMENTS THAT CANNOT BE PLOTTED DUE TO A VAGUE DESCRIPTION(S):

1. TEXAS POWER & LIGHT COMPANY, VOL. 286, PG. 511

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.





 PATRICK J. STEVENS
 REGISTERED PROFESSIONAL LAND SURVEYOR, No. 5784
 STATE OF TEXAS

PAGE 2 OF 2



1775 S. AUSTIN AVENUE
 512.930.0812
 GEORGETOWN, TX 78626
 STEGERBIZZELL.COM
 **ENGINEERS **PLANNERS **SURVEYORS

PARCEL PLAT SHOWING PROPERTY OF:

LA MIRAJ, LTD.

SCALE:
1"=200'

PARCEL:
35

PROJECT:
CR 111

COUNTY:
WILLIAMSON



EXHIBIT C

County: Williamson
Parcel: 35DE
Highway: County Road 111 (Westinghouse Road)

PROPERTY DESCRIPTION FOR PARCEL 35DE

BEING a 0.040 of one acre parcel (1,754 Square Feet) of land, situated in the J. McQueen Survey, Abstract No. 426, in Williamson County, Texas, being a part of the remainder portion of a called 52.44 acre tract of land described in a Warranty Deed to La Miraj, LTD., recorded in Volume 2055, Page 142 of the Official Records of Williamson County, Texas. Said 0.040 of one acre parcel being more particularly described as follows:

COMMENCING at a 1/2-inch iron rebar found (Surface Coordinates = N: 10197793.06 E: 3155773.14) for the Easterly Southeast corner of said remainder portion of the 52.44 acre tract and the Northeast corner of a called 0.325 of one acre tract of land described as 'Parcel 62 - Part 2' in a Judgement of Court in Absence of Objection to the State of Texas, recorded in Document No. 2005079899 of the Official Public Records of Williamson County, Texas, being the Southerly Northwest corner of a 3.744 acre tract land described as 'Parcel 64' in a Judgement of Court in Absence of Objection to the State of Texas, recorded in Document No. 2005006255 of said Official Public Records, being the Southwest corner of the remainder portion of a called 10.00 Acre tract of land described in a General Warranty Deed to Betty Jo Will, recorded in Document No. 2008040666 of said Official Public Records, and also being in the existing Northwesterly right-of-way line of County Road No. 105, said 1/2-inch iron rebar found being 53.96 feet left of and at a right angle to Engineers Centerline Station 204+83.43;

THENCE North 21°36'45" West departing said existing Northwesterly right-of-way line of County Road No. 105, along the East line of said remainder portion of the 52.44 acre tract and the West line of said remainder portion of the 10.00 acre tract, a distance of 14.05 feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set in the proposed Northwesterly right-of-way line of County Road No. 105, said corner being 68.00 feet left of and at a right angle to Engineers Centerline Station 204+82.82, from which a 1/2-inch iron rebar found for the Northwest corner of said remainder portion of the 10.00 acre tract and being in said East line of the remainder portion of the 52.44 acre tract, bears North 21°36'45" West a distance of 984.50 feet;

THENCE over and across said remainder portion of the called 52.44 acre tract and along said proposed Northwesterly right-of-way line of County Road No. 105, the following four (4) courses and distances:

1. South $70^{\circ}52'30''$ West a distance of 171.41 feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a Point of Curvature of a curve to the left;
2. Southwesterly along the arc of said curve to the left having a radius of 5068.00 feet, an arc length of 176.91 feet, a delta angle of $02^{\circ}00'00''$, and a chord which bears South $69^{\circ}52'30''$ West a distance of 176.90 feet;
3. South $68^{\circ}52'30''$ West a distance of 438.65 feet to the Southeast corner and **POINT OF BEGINNING** (Surface Coordinates = N: 10197531.03 E: 3155030.75) of the herein described tract, said corner being 68.00 feet left of and at a right angle to Engineers Centerline Station 196+98.23; and
4. **South $68^{\circ}52'30''$ West** a distance of **35.17** feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set in the West line of said remainder portion of the 52.44 acre tract and the East line of a called 15.00 acre tract of land described in a Special Warranty Deed to Russell J. Salisbury and wife, Raquel M. Salisbury, recorded in Volume 1988, Page 496 of said Official Records, said corner being 68.00 feet left of and at a right angle to Engineers Centerline Station 196+63.23, from which a 1/2-inch iron rebar with cap stamped "RPLS 5784" set in the West line of said 15.00 acre tract and being in said proposed Northwesterly right-of-way line of County Road No. 105, bears South $68^{\circ}52'30''$ West a distance of 449.98 feet;

THENCE **North $21^{\circ}19'00''$ West** departing said proposed Northwesterly right-of-way line of County Road No. 105, along said West line of the remainder portion of the 52.44 acre tract and said East line of the 15.00 acre tract, a distance of **50.00** feet to the Northwest corner of the herein described tract;

THENCE over and across said remainder portion of the 52.44 acre tract, the following two (2) courses and distances:

1. **North $68^{\circ}52'30''$ East** a distance of **35.17** feet to the Northeast corner of the herein described tract; and

2. **South 21°19'00" East** a distance of **50.00** feet to the **POINT OF BEGINNING** and containing 0.040 of one acre of land more or less.

All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (2011 Adjustment), referenced to the Leica Smartnet Network. Coordinates and distances shown hereon are surface values represented in U.S. Survey Feet. The project grid-to-surface combined adjustment factor is 1.00013.

This property description is accompanied by a separate plat of even date.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, Patrick J. Stevens, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described herein under my supervision and is correct, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 1 day of November, 2016, A.D.



Patrick J. Stevens
Registered Professional Land Surveyor, No. 5784
State of Texas



REMAINDER OF
52.44 AC
LA MIRAJ, LTD.
2055/142

REMAINDER OF
10.00 AC
BETTY JO WILL
2008040666

JUDGEMENT
PARCEL 64 - 3.744 AC
STATE OF TEXAS
2005006255

JUDGEMENT
0.325 AC
PARCEL 62 - PART 2
STATE OF TEXAS
2005079899

**PROPOSED
DRAINAGE
EASEMENT
1,754 SF
0.040 AC**

STA. 201+36.88
O'S 68.00° LT
POINT OF BEGINNING
STA. 196+98.23
O'S 68.00° LT
SURFACE COORDINATES
N 10197531.03
E 3155030.75

STA. 203+11.41
D/S 68.00 LT

PROPOSED FOW

SEE INSET 1 N 70° 52' 30" E
274.91

06.63.23
00 LT

CR105

HEATHER COVE

BELL MEADOWS
SECTION ONE
O/95

FEN COVE

BELL MEADOWS
SECTION TWO
Q/10



STEGER BIZZELL

PARCEL PLAT SHOWING PROPERTY OF:
LA MIRAJ, LTD.

SCALE:
1"=200'

PARCEL:
35DE

PROJECT:
CR 111

COUNTY:
WILLIAMSON



LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- TYPE II MONUMENT FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- 1/2" IRON REBAR SET W/ CAP STAMPED "RPLS 5784"
- 1/2" IRON REBAR FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊕ NAIL FOUND
- ℄ CENTER LINE
- () RECORD INFORMATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- LINE BREAK
- × FENCE CORNER

CODE	BEARING	DISTANCE
L1	S 70°52'30" W	171.41'
L2	N 21°36'45" W	14.05'
L3	S 68°42'45" W	292.96'
(L3)	N 68°42'48" E	292.96'
L4	S 21°17'15" E	49.06'
(L4)	N 21°17'13" W	49.06'
L5	S 68°23'30" W	528.88'
(L5)	S 68°23'31" W	528.88'
L6	N 21°19'00" W	77.48'
L7	N 68°42'45" E	274.84'
(L7)	N 68°42'48" E	274.84'
L8	S 68°52'30" W	35.17'
L9	N 21°19'00" W	50.00'
L10	N 68°52'30" E	35.17'
L11	S 21°19'00" E	50.00'

CODE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA
C1	5,068.00'	176.91'	S 69°52'30" W	176.90'	2°00'00"

NOTES:

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PATRICK J. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 5784
STATE OF TEXAS



PAGE 2 OF 2

STEGE BIZZELL

1070 S. ALSTON AVENUE
SUITE 100
GEORGETOWN, TX 75126
TELEPHONE: 214-240-0412
FAX: 214-240-0413
WWW.STEGEBIZZELL.COM

ENGINEERS PLANNERS SURVEYORS

PARCEL PLAT SHOWING PROPERTY OF:
LA MIRAJ, LTD.

SCALE:
1"=200'

PARCEL:
35DE

PROJECT:
CR 111

COUNTY:
WILLIAMSON



EXHIBIT "C"

Parcel 35

DEED

County Road 111/Westinghouse Road Right of Way

THE STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LA MIRAJ, LTD, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto WILLIAMSON COUNTY, TEXAS, all that certain tract or parcel of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows:

All of that certain 1.044 acre (45,469 Sq. Ft.) tract of land in the J. McQueen Survey, Abstract No. 426, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 35**)

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the property described in said Exhibit "A", to be removed within 60 days after the date of this conveyance, or as otherwise designated by Grantee, to wit: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of CR 111/Westinghouse Road, but shall not be used or exported from the Property for any other purpose.

TO HAVE AND TO HOLD the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the 20 day of November, 2016.

[signature page follows]

GRANTOR:

LA MIRAJ, LTD

By: Ritmar, Inc.,
Its General Partner

By: Raja Malkani

Name: Raja Malkani

Its: President

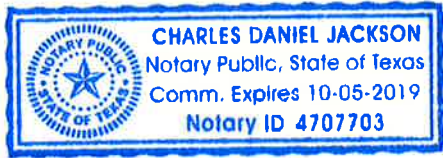
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Williamson

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This instrument was acknowledged before me on this the 20 day of November, 2016 by Raja Malkani, in the capacity and for the purposes and consideration recited therein.



[Signature]
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

Williamson County, Texas
Attn: County Judge
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

EXHIBIT "D"

DRAINAGE EASEMENT

County Road 111/Westinghouse Road

THE STATE OF TEXAS

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KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

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That LA MIRAJ, LTD, and its successors and assigns, hereinafter referred to as Grantor (whether one or more), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor by WILLIAMSON COUNTY, TEXAS, its agents and assigns, hereinafter referred to as Grantee, receipt of which consideration is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these premises does hereby GRANT, SELL and CONVEY unto Grantee a perpetual easement interest in, on, over, upon, above and across the following property ("Property"):

Drainage Easement interest in and across all of that certain 0.040 acre (1,754 Sq. Ft.) tract of land in the J. McQueen Survey, Abstract No. 426, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 35DE**).

The perpetual easement, rights and privileges herein granted shall be used for the purposes of opening, constructing and maintaining a permanent drainage way and/or channel, along with any structures, pipes and grading which may be necessary to facilitate the proper drainage of the adjacent property and roadway facilities, in, along, upon and across said premises described in Exhibit "A" together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which Grantee deems necessary.

The perpetual easement, right-of-way, rights and privileges herein granted shall also encompass the right of Grantee to trim, cut, fell and remove therefrom all trees, underbrush, vegetation, and obstructions, structures or obstacles within the limits of the Property, but only such as necessary to carry out the purposes of the easement; reserving to the landowners and their heirs and assigns, however, all such rights and privileges as may be used without interfering with or abridging the rights and purposes of the Easement herein acquired by Grantee.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property which is the result of actions outside the granted purposes of this easement.

TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said drainage way and for making connections therewith.

And Grantor does hereby bind his heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This grant is subject to any easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the Property, but only to the extent that said items are still valid and in force and effect at this time. The perpetual easement, right-of-way, rights and privileges granted herein are non-exclusive, however Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant that interfere with the purpose or function of any improvements or modifications placed thereon, or the maintenance of the surface of the Property for the conveyance of stormwater drainage, without the express written consent of Grantee, which consent shall not be unreasonably withheld.

This easement is being delivered in lieu of condemnation

EXECUTED on this the 20 day of November, 2016.

GRANTOR:

LA MIRAJ, LTD

By: Ritmar, Inc.,
Its General Partner

By: Raja Malkani

Name: Raja Malkani

Its: President

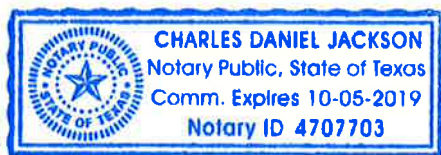
ACKNOWLEDGMENT

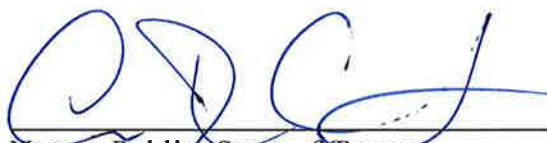
STATE OF TEXAS

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COUNTY OF Williamson

This instrument was acknowledged before me on this the 20 day of November, 2016 by Raja Malkani, in the capacity and for the purposes and consideration recited therein.





Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

Williamson County, Texas
Attn: County Judge
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO: